009.0	0002	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,094,600 / 1,094,600
					USE VALUE:	1,094,600 / 1,094,600
					ASSESSED:	1,094,600 / 1,094,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICCARDI CHRISTOPHER S J/ TR	
Owner 2:	DAVID W RICCARDI FAMILY IRREVO	
Owner 3:	DEBRA RICCARDI FAMILY IRREVOCA	
Street 1:	17 LINWOOD ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	RICCARDI DAVID & DEBRA -
Owner 2:	-
Street 1:	17 LINWOOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Aluminum Exterior and 3363 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5286.000	631,700		462,900	1,094,600
Total Card	0.121	631,700		462,900	1,094,600
Total Parcel	0.121	631,700		462,900	1,094,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.48 | /Parcel: 325.48

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 7913

GIS Ref

GIS Ref

Insp Date 07/19/16

!846!

PREVIOUS ASSESSMENT

Parcel ID 009.0-0002-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	631,700	0	5,286.	462,900	1,094,600		Year end	12/23/2021
2021	104	FV	602,500	0	5,286.	462,900	1,065,400		Year End Roll	12/10/2020
2020	104	FV	602,600	0	5,286.	462,900	1,065,500	1,065,500	Year End Roll	12/18/2019
2019	104	FV	444,500	0	5,286.	491,800	936,300	936,300	Year End Roll	1/3/2019
2018	104	FV	444,500	0	5,286.	358,700	803,200	803,200	Year End Roll	12/20/2017
2017	104	FV	416,400	0	5,286.	312,400	728,800	728,800	Year End Roll	1/3/2017
2016	104	FV	402,500	0	5,286.	266,100	668,600	668,600	Year End	1/4/2016
2015	104	FV	358,600	0	5,286.	260,400	619,000	619,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:06:46

LAST REV

Date	Time
07/09/21	09:42:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 846

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICCARDI DAVID	78134-468	1	6/29/2021	Convenience	10	No	No		
	21084-476		4/1/1991		165,000	No	No		Y

USER DEFINED

Prior Id # 1:	7913
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2018	1668	Re-Roof	9,200	C				
3/28/2017	331	Inter Fi	4,500					
11/5/2015	1717	Addition	46,900					
8/22/2013	1266	Manual	2,000	C				
10/14/2011	1290	Manual	5,300					new cellar door en
3/9/2010	165	Redo Bat	9,500					
11/13/2009	1150	Redo Kit	10,000					
5/6/2008	445	Manual	7,000	C		G9	GR FY09	construct prefab s
9/27/1995	563	Manual	6,000					REPLACE PORCHES
8/4/1995	456	Manual	4,000					4X80 RETAINING WAL

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2016	Meas/Inspect	DGM	D Mann
7/19/2016	Permit Visit	DGM	D Mann
1/9/2014	Info Fm Prmt	EMK	Ellen K
5/14/2009	Measured	372	PATRIOT
9/27/1999	Meas/Inspect	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5286		Sq. Ft.	Site		0	80.	1.09	1									462,863						462,900	

Total AC/HA:	0.12135	Total SF/SM:	5286	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	462,863	Spl Credit		Total:	462,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99414945
Const Adj.:	0.99000001
Adj $ / SQ:	177.157
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	776021
Depreciation:	144340
Depreciated Total:	631681

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

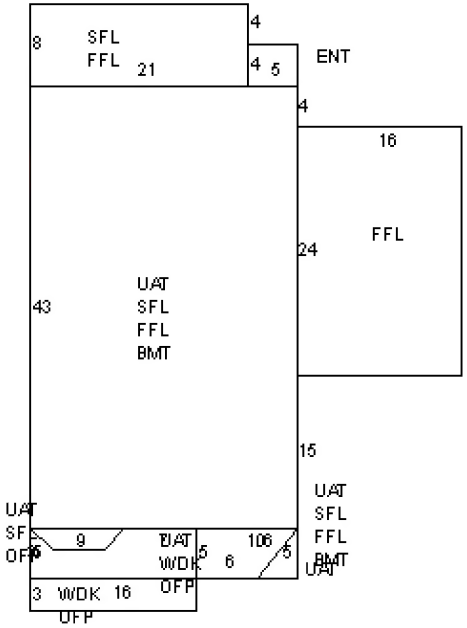
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.16
Special Features:	0	Val/Su Net:	132.10
Final Total:	631700	Val/Su SzAd	207.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,710	177.160	302,939
SFL	Second Floor	1,341	177.160	237,568
BMT	Basement	1,158	53.150	61,544
UAT	Upper Attic	312	136.410	42,560
OFP	Open Porch	128	29.100	3,724
WDK	Deck	113	14.700	1,661
ENT	ENTRY	20	26.140	523
	Net Sketched Area:	4,782	Total:	650,519
Size Ad	3051	Gross Area	5718	FinArea 3363

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

009.0-0002-0025.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: